WARRANTY DEED

BRANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$375,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Kelley **Jana M. Kelley**	**Countrywide Bank, FSB**	**160-4-2**
(NAME) **490 Oakley Drive**	(NAME) **3011 Armory Drive, Suite 120**	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlie G. Nichols and wife, Lindsay Marie Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Kelley and wife, Jana M. Kelley**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1745 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, page 20, Register's Office for said County.

SAID Lot No. 174 fronts 112.0 feet on the northerly margin of Oakley Drive and extends back 187.4 feet on the easterly line and 195.0 feet on the westerly line to a dead line in the rear, measuring 112.3 feet thereon.

Being the same property conveyed to Charlie G. Nichols and wife, Lindsay Marie Nichols by deed from Dale H. Nichols and wife, Brenda J. Nichols of record in Instrument No. 20020111-0004947 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **490 Oakley Drive, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of June, 2008.

Charlie G. Nichols

Lindsay Marie Nichols

Davidson County DEEDWARR
Recvd: 06/30/08 14:52 2 pgs
Fees:13.00 Taxes:1017.50

20080630-0067373

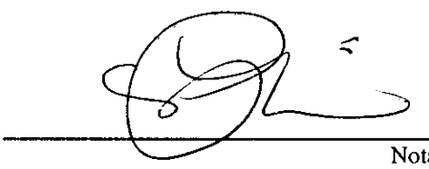
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie G. Nichols and wife, Lindsay Marie Nichols, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF JUNE, 2008.

Commission expires:



Notary Public



My Commission Expires JULY 5, 2011